Reference: AWDM/**0964/11**

Mr Lee Taylor
180a Old Shoreham Road
Southwick
BN42 4TR
Tel: [redacted]

Proposed Building of two 3 bedroomed houses in garden of 26 Roman Road, Southwick

Dear Sir / Madam

I am writing to object to the proposed building of the pair of semi detached houses in the rear garden of 26 Roman Road, Southwick.

I live at 180a Old Shoreham Road, the first house immediately to the east of the current Windmill Public House New Flats and Houses Development and therefore will probably be one of the properties most affected by the proposal. Having carefully considered the plans submitted, I strongly object to the building of these properties, they are proposed out of **greed, not need** and I object for the following reasons -

Overlooking, Loss of Privacy and Light

- I bought my house as it was in a seemingly fairly private location, an end of terrace semi detached property, with effectively no close neighbours to my western or southern sides. The building of the Windmill flats and houses has taken away a large amount of that privacy, as they look overlook my garden, and the houses side windows give views into my bedroom through my side window. This new proposal will completely take away any remaining privacy that I have in my house.

- Whilst I accept that the plans show only high level velux windows on the northern side, anyone at the front or rear of these new proposed houses ie as the person enters or leaves, or when in the garden would be able to see directly into my rear bedrooms, one of which is the bedroom of myself and my girlfriend, the other being the bedroom of my teenage daughter ! this would be a horrendous situation, as my garden is not very big (approx 45-50 feet) and the view into my bedrooms would be from a distance of around 60 -70 feet (20 metres) giving absolutely no privacy whatsoever.

- I can only imagine that the front windows of the proposed property will give a similar view to the rooms at the back of the house at no 24 Roman Road (next to no 26 on the south side) and of course to the rear of the new houses and flats on the Windmill Site. Of course, these properties are not yet sold or inhabited, so prospective residents cannot appeal. I wonder if these plans for further development are being highlighted in the sale of these properties ??? I very much doubt it.

- This is a complete overdevelopment of the site. No 26 has already had one large extension built onto the rear of the existing bungalow. The developer is simply being greedy in what he is trying to do, in constructing further properties into such a small piece of land.

- When I moved into my house, 6 years ago, I cut down the five large conifer trees at the bottom of my garden so as to allow more light into the rear of my house and into my garden. My girlfriend is a keen gardener, who grows a variety of plants and flowers in our garden. These new houses, if built directly to the south of my garden will take away a lot of the light that I get and this will have a detrimental effect on my house and gardens. It will also take away the sea view that I currently have from my two rear first floor bedroom windows.

Highway Safety, Traffic and Parking

- The parking situation for the residents of both the Old Shoreham Road and Roman Road are difficult enough as it is. It is very difficult for residents to park their cars close to their homes. Also, the new construction of flats and houses on the Windmill Site have not yet been inhabited. When they are, the parking problems will get worse, as there will undoubtedly be an overspill of cars from those properties onto Roman Road. It is a fact of life that most households have ownership of more than one vehicle. The vehicles from those properties and then additionally from these two extra properties, will push these cars onto the already crowded surrounding streets, and parking will suffer.

- These parking problems highlighted above will potentially cause major accessibility issues for any emergency services that have to attend the location.

Noise, Disturbance Traffic and Smells

- The development would result in a further increase in noise levels and disturbance in the area. Please bear in mind that the Windmill flats and houses are not yet inhabited, therefore the full effect on the noise levels and disturbance in the area of those residents has not yet taken place. This proposal will only increase on that !

- The new construction of the houses and flats would cause noise, dirt, dust and disruption to the area and my property.

I would like the Planning Officers to be aware that the current owner of 26 Roman Road, Mr Chris Johnson, who obviously is attempting to sell part of his back garden in order for this proposal to go ahead, was a strong opposer to the building of the new build flats and houses on the Windmill Pub site. His objections were based around similar issues to those raised here, ie parking, noise levels, design, light and privacy. I enclose a copy of Mr Johnson's letter of appeal to the Council in respect of that project.

I would recommend, in fact I would urge, any Planning Officer who is giving consideration to the granting of these plans, to please come and view the site and see for themselves, the effect that the building of these two houses would have on my, my family and my neighbours lives.

I would definitely like the option of speaking at any planned Development Control Committee Meeting.

Signed: ..... [redacted] .....(Lee Taylor)

Date: ..... 2nd December 2011 .....